

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**HB 479 - SB 1047**

March 12, 2015

**SUMMARY OF BILL:** Requires a deed of conveyance of real property to be prepared by a licensed attorney or the owner of the real property. Requires the attorney or property owner to file the deed with the applicable county register of deeds. Adds a new duty for county register of deeds to verify that a deed of conveyance of real property was prepared by a licensed attorney or the owner of the real property and to note such verification on the deed. Authorizes the county register of deeds to refuse to register any deed of conveyance of real property not prepared by a licensed attorney or the owner of the real property.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- No impact to state government; the bill only impacts county register of deeds offices.
- Any additional cost associated with a county register of deeds to verify that a deed of conveyance has been prepared by an attorney or a property owner and to indicate such on the deed of conveyance is estimated to be not significant and can be accomplished utilizing existing resources without requiring additional resources or funding.
- Any other fiscal impact as a result of this bill will be borne by private entities.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in dark ink, reading "Jeffrey L. Spalding".

Jeffrey L. Spalding, Executive Director

/maf

**HB 479 - SB 1047**